

AMERICANA ESTATES HOMEOWNERS ASSOCIATION (“HOA”)

ARCHITECTURAL REVIEW COMMITTEE

NEW HOME CONSTRUCTION SUBMISSION REQUIREMENTS

1. SUBMITTAL:

- A. Must include a complete floor plan for all levels of the home.
- B. Must include a detailed landscape plan including itemized list of species and sizes of tree and plant materials and the cost of materials. The size of landscape beds must also be indicated.
- C. Must include a color rendition of the front, side and rear elevations of the home.
- D. Must include a check in the amount of \$300.00 made payable to the HOA to defray the cost of our professional consultant’s review. If revisions are required, additional review charges may be required, but in no event shall the charges for Architectural Review exceed \$500.00.
- E. We prefer electronic submission to board@americanaestatesbb.net with a copy to kperconti@fosterpremier.com. Original samples of building materials may be mailed or delivered to Kristin Perconti, Foster Premier, 456B N. Weber Road, Romeoville, IL 60446.
- F. NOTE: The Village will require written approval by the HOA as part of the lot owner’s application for a building permit.
- G. NOTE: The lot owner’s HOA account must be in good standing prior to commencement of any Architectural Review.
- H. NOTE: We strive to provide as timely a response as possible, but please allow the HOA at least 10 business days from receipt of all items for review for our initial response.

2. ELEVATIONS:

- A. Verify the proposed front elevation of the home is not a duplicate of one that already exists in the subdivision. See the attached Supplemental Architectural Guidelines for additional information.
- B. Minimum 3-car garages are required. Tandem garages are acceptable.

- C. C & R's "discourage" front facing garages that utilize a single door and double door design, but they don't prohibit them.
- D. Minimum roof pitch is 6/12 for 2-story house. 8/12 for one story house. Some variance may be given and may be necessitated by design.
- E. All vent discharges such as sewer stacks, furnace vents, direct vents for fire places and mushroom style roof vents are to be located on the rear portion of the home/roof. Some roof venting requirements may necessitate some vents to be located on the side elevation/roof.
- F. All skylights are to be located so they are not visible from the street.
- G. Driveways and walkways must be concrete or paver brick or block. Asphalt is prohibited.

3. EXTERIOR FINISH MATERIALS:

- A. 3-tab shingles are prohibited. Architectural grade shingles are allowed.
- B. Vinyl and Aluminum Siding, Soffit and Fascia are prohibited. Cement Fiber Siding and Hardwood Siding like Cedar, stucco, stone, cultured stone or brick, and other masonry materials that comply with the Village of Bolingbrook building codes are allowed. Aluminum may be used for gutters only.
- C. A portion of the front elevation of the home must include masonry or stone. See the attached Supplemental Architectural Guidelines for additional information.

4. MINIMUM SQUARE FOOTAGE:

- A. Minimum square footage for a ranch style home is 2,400 square feet. (First floor entry level).
- B. Minimum square footage for a 2-story home is 2,900 square feet. (Total for first and second floors).

5. LANDSCAPING:

- A. A minimum \$10,000 (or 2% of cost of construction whichever is greater) landscape package shall be required at the time of construction (over and above the cost of grading and sod). Grass and seed shall not be permitted. Each lot shall be landscaped with sod in all areas that are not densely planted with trees and shrubs. See the attached Supplemental Architectural Guidelines for additional information.

6. ACCESSORY STRUCTURES:

- A. Above ground swimming pools are prohibited but hot tubs are allowed as long as they are placed to where they are not visible from the street and screened from view in a manner approved by the H. O. A.
- B. No accessory buildings or structures such as, but not limited to, storage sheds, storage buildings, car ports, etc. shall be constructed on any lot. Gazebos. Pergolas, Bathhouses for built in swimming pools, Fire Pits/Places, Patios and Decks are permitted and must be constructed in compliance with Village of Bolingbrook building codes and zoning codes.
- C. Wrought iron style fences shall be permitted provided they are a maximum of 5 feet in height. No wooden or cyclone fences shall be allowed.

NOTE: This list is intended to be a guide and does not represent all language included in the Americana Estates Covenants and Restrictions or the Supplemental Architectural Guidelines dated 7/14/2020.